

RESOLUTION

A RESOLUTION OF THE TOWN OF LAGRANGE TOWN BOARD TO: (I) DETERMINE THAT A FINAL SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (“FSGEIS”) RELATING TO CERTAIN PROPOSED AMENDMENTS TO THE TOWN OF LAGRANGE ZONING MAP AND COMPREHENSIVE PLAN IS COMPLETE; (II) SCHEDULE A PUBLIC HEARING ON THE FSGEIS; (III) SCHEDULE A PUBLIC HEARING ON THE PROPOSED AMENDMENTS TO THE TOWN COMPREHENSIVE PLAN AND ZONING MAP; AND (IV) DIRECTING THE APPROPRIATE TOWN STAFF TO CIRCULATE AND PUBLISH THE NECESSARY NOTICES

WHEREAS, the Town of LaGrange Town Board (the “Town Board”) is considering certain amendments to the Town of LaGrange Zoning Map (“Zoning Map”) and Town of LaGrange 2005 Comprehensive Plan (“Comprehensive Plan”), collectively referred to hereafter as the “Proposed Action;” and

WHEREAS, the Proposed Action consists of the evaluating the adoption of amendments to the Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 55 from the Town Center-Business (TC-B) District to the Commercial (C) District, 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District, and an approximately 0.50 acre portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, to the Commercial (C) District for a total of 19 parcels rezoned to the Commercial (C) District (hereafter, the “Zoning Map Amendments”); and

WHEREAS, the Proposed Action further consists of the preparation of and evaluating the adoption of certain amendments to the Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and reflecting the amendments to the Zoning Map (hereafter, the “Comprehensive Plan Amendments”); and

WHEREAS, the Proposed Action also includes evaluating whether the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 may result in any significant adverse environmental impacts, including, *inter alia*, a proposal by Stewart’s Shops Corporation to locate a gas station and convenience store at the intersection of State Routes 82 and 55;

WHEREAS, on February 26, 2020, the Town Board determined it was necessary to prepare a Supplemental Generic Environmental Impact Statement (“SGEIS”) to assess certain new information that was presented to the Town regarding the Stewarts Project including facts related to, *inter alia*, traffic, community character, and cumulative impacts, which the Town Board has determined should be considered in the Town Board’s evaluation of the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55; and

WHEREAS, on March 11, 2020, after circulating a Notice of Intent to which no objections were received, the Town Board declared itself the SEQRA Lead Agency for the Proposed Action and to prepare the SGEIS; and

WHEREAS, on November 18, 2020, after a duly noticed public hearing conducted on October 14, 2020, the Town Board adopted a Final Scope for the SGEIS pursuant to 6 N.Y.C.R.R. Section 617.8 (“Final Scope”); and

WHEREAS, Town Staff and Professional Consultants presented the Town Board with a proposed DSGEIS, dated March 15, 2021 (“DSGEIS”) for consideration with the opinion that the Board deem such document adequate for public review; and

WHEREAS, The Town Board determined that the DSGEIS was adequate with respect to the Final Scope and content for the purpose of commencing public review pursuant to 6 N.Y.C.R.R. Section 617.9, and subsequently accepted comments on the DSGEIS, Comprehensive Plan Amendments and Zoning Map Amendments from the public and involved/interested agencies during a period lasting between April 21, 2021 through September 4, 2021, including a duly noticed public hearing occurring in person on August 25, 2021; and

WHEREAS, Town Staff and Professional Consultants have presented the Town Board with a proposed draft of the FSGEIS for consideration with the opinion that the Town Board deem such document complete pursuant to 6 N.Y.C.R.R. Section 617.9; and

WHEREAS, the Town Board desires to conduct a public hearing on the FSGEIS, as well as comply with the provisions of 6 N.Y.C.R.R. Section 617.11(a) regarding providing the public and agencies a reasonable time to consider the FSGEIS prior to the Town Board issuing Findings; and

WHEREAS, The Town Board further desires to conduct a public hearing under Town Law Section 272-a, as required prior to the adoption of any proposed Comprehensive Plan Amendments; and

WHEREAS, the Town Board further desires to schedule another public hearing to obtain comments on the Zoning Map Amendments.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board hereby determines that the FSGEIS is complete pursuant to 6 N.Y.C.R.R. Section 617.9; and

2. The Town Board hereby directs the appropriate Town Staff to: (i) file a copy of the FSGEIS with the Town Supervisor, the Town Board and all other required parties pursuant to 6 N.Y.C.R.R. Section 617.12(b); (ii) post a copy of the FSGEIS on the Town’s website and otherwise make the document available to any party requesting to review it; and (iii) distribute a notice of completion in accordance with SEQRA, including providing a copy of said notice to the New York State Department of Environmental Conservation (“NYSDEC”) for posting on the Environmental Notice Bulletin (“ENB”); and

3. The Town Board hereby further determines that it shall hold a public hearing to accept comments on the FSGEIS on December 22, 2021 ("Public Hearing"), and directs Town Staff to distribute and publish in the newspaper and ENB the appropriate notice; and

4. The Town Board hereby further determines that during the Public Hearing on December 22, 2021, it shall accept comments from the public regarding the proposed Comprehensive Plan Amendments, and directs Town Staff to distribute and publish in the newspaper the appropriate notice of such hearing. The Town Board shall also accept written comments from the public on the proposed Comprehensive Plan Amendments during a period commencing on November 4, 2021 and lasting up to the close of the Public Hearing; and

5. The Town Board hereby further determines that it shall accept comments from the public to assist it in the consideration of the Zoning Map Amendments during the December 22, 2021 Public Hearing, and directs Town Staff to distribute and publish in the newspaper the appropriate notice. The Town Board shall accept written comments on the Zoning Map Amendments during a period commencing on November 4, 2021 and lasting up to the close of the Public Hearing.

Dated: November 3, 2021

Motion: Mr. Jessup

Second: Mr. Ryan

Ayes 5 Nays 0

Supervisor Bell
Councilman Jessup
Councilman Luna
Councilman Ryan
Councilman Baright

AYE

AYE

AYE

AYE

AYE


Christine O'Reilly-Rao, Town Clerk

**NOTICE OF COMPLETION OF FINAL SUPPLEMENTAL GENERIC
ENVIRONMENTAL IMPACT STATEMENT ("FSGEIS") AND PUBLIC HEARINGS**

TAKE NOTICE, that the Town Board of the Town of LaGrange accepted as complete a Final Supplemental Generic Environmental Impact Statement ("FSGEIS") on November 3, 2021. The FSGEIS evaluated: (a) potential amendments to the Town's 2005 Comprehensive Plan relating to the rezoning of various parcels along Route 55 in the Town between the Taconic State Parkway and Route 82 to the Commercial (C) District ("Comprehensive Plan Amendments"); and (b) amendments to the Town Zoning Map to change as many as 19 parcels along Route 55 between the Taconic State Parkway and Route 82 in the Town to the Commercial (C) District, including an alternative of rezoning only 17 of said parcels to said District.

PLEASE TAKE FURTHER NOTICE, that the Town Board of the Town of LaGrange will hold a public hearing on December 22, 2021 at 7:00 o'clock, p.m., regarding: (1) the FSGEIS; (2) the aforementioned Comprehensive Plan Amendments; and (3) a proposed Local Law to amend the Town Zoning Map, by **changing the zoning designation of a total of 17 parcels along Route 55 in the Town to the Commercial (C) District**, including: (i) 16 parcels east of the Taconic State Parkway on State Routes 55 and 82 located in the General Business (GB) District; and (ii) a portion of a 68.5-acre parcel located in the Residential Low Density (RLD) zoning district. The public hearing will be held at 120 Stringham Road, LaGrangeville, New York, and is open to the public. Submission of written materials may be submitted electronically to oreillyrao@lagrangenyny.gov from November 4, 2021 up until the close of the public hearing.

TAKE FURTHER NOTICE, that copies of the aforesaid FSGEIS, the proposed Comprehensive Plan Amendments and proposed Local Law Zoning Map amendments are available on the Town's Website at: www.lagrangenyny.gov. Copies will also be available for examination at the office of the Clerk of the Town of LaGrange, at the Town Hall, 120 Stringham Road, LaGrangeville, New York by appointment between the hours of 8:30 a.m. and 4:00 p.m. on all business days, between the date of this notice and the date of the public hearing.

For additional information, please contact:

Lead Agency:
Town of LaGrange Town
Alan Bell, Supervisor
120 Stringham Road, LaGrangeville, NY 12540
Phone: 845-452-9064 Email: abell@lagrangenyny.gov

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: LaGrangeville, New York
November 3, 2021


CHRISTINE O'REILLY-RAO,
TOWN CLERK

RESOLUTION

WHEREAS, a local law was introduced to be known as Local Law No. ____ of 2021, entitled A LOCAL LAW OF THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK, AMENDING THE ZONING MAP ESTABLISHED BY SECTION 240-22 OF CHAPTER 240, "ZONING", OF THE LAGRANGE TOWN CODE IN ORDER TO CHANGE THE ZONING DISTRICT DESIGNATION OF SIXTEEN (16) PARCELS EAST OF THE TACONIC STATE PARKWAY ON STATE ROUTES 55 AND 82 FROM THE GENERAL BUSINESS (GB) DISTRICT TO THE COMMERCIAL (C) DISTRICT, AND AN APPROXIMATELY 0.50-ACRE PORTION OF A 68.5-ACRE PARCEL IN THE RESIDENTIAL LOW DENSITY (RLD) ZONING DISTRICT, TO THE COMMERCIAL (C) DISTRICT, FOR A TOTAL OF 17 PARCELS REZONED TO THE COMMERCIAL (C) DISTRICT; and

WHEREAS, a public hearing in relation to said local law was held on August 25, 2021 at 7:00 p.m., prevailing time; and

WHEREAS, notice of said public hearing was given pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

WHEREAS, a second public hearing in relation to said local law was held on December 22, 2021, at 7:00 p.m., prevailing time, and

WHEREAS, notice of said public hearing was given pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

WHEREAS, said local law has been on the desks of the members of the Town Board of the Town of LaGrange for at least seven (7) days, exclusive of Sunday;

NOW, THEREFORE, BE IT RESOLVED that the following local law is hereby enacted:

LOCAL LAW ___ OF 2021

A LOCAL LAW OF THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK, AMENDING THE ZONING MAP ESTABLISHED BY SECTION 240-22 OF CHAPTER 240, "ZONING", OF THE LAGRANGE TOWN CODE IN ORDER TO CHANGE THE ZONING DISTRICT DESIGNATION OF SIXTEEN (16) PARCELS EAST OF THE TACONIC STATE PARKWAY ON STATE ROUTES 55 AND 82 FROM THE GENERAL BUSINESS (GB) DISTRICT TO THE COMMERCIAL (C) DISTRICT, AND AN APPROXIMATELY 0.50-ACRE PORTION OF A 68.5-ACRE PARCEL IN THE RESIDENTIAL LOW DENSITY (RLD) ZONING DISTRICT, TO THE COMMERCIAL (C) DISTRICT, FOR A TOTAL OF 17 PARCELS REZONED TO THE COMMERCIAL (C) DISTRICT

Section 1. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-02-501968 at 1477 Route 55

Section 2. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-02-515970 at 1489 Route 55

Section 3. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-02-546974 at 1493 Route 55

Section 4. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-564958 at Route 82 (unimproved)

Section 5. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-601974 at 2295 Route 82

Section 6. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-546919 at 1502-1504 Route 55

Section 7. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-541906 at 1498 Route 55

Section 8. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-530919 at 1496 Route 55

Section 9. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-504909 at 1486 Route 55

Section 10. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-01-492906 at 1482 Route 55

Section 11. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-01-473908 at 1474 Route 55

Section 12. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-01-417899 at 1456 Route 55

Section 13. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-01-457972 at 1463 Route 55

Section 14. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6460-02-945946 at 22 Taconic Center Lane

Section 15. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-592941 at 2292 Route 82

Section 16. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**,

to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-582930 at 1515-1519 Route 55

Section 17. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended as shown on the attached map annexed hereto as **Exhibit A**, to change the zoning district designation of a .05-acre portion of the following parcel in the Town of LaGrange from the Residential Low Density (“RLD”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-715980 at 2296 Route 82 (portion thereof)

Section 18. If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 19. This local law will take effect upon the filing with the Secretary of State as prescribed by law.

Section 20. The Town Board makes the following findings under Section 240-101(A) of the Town Code, and incorporates by reference the analyses and determinations set forth in the Draft and Final Supplemental Generic Environmental Impact Statement (collectively, the “SGEIS”), accepted as Complete on November 3, 2021, and the associated SEQRA Findings Statement adopted thereafter by the Town Board (“SEQRA Findings”):

- (1) The proposed change is not contrary to the Town’s Comprehensive Plan. Prior to adopting the Zoning Map Amendments illustrated in Exhibit A annexed hereto, the Town Board amended the Comprehensive Plan pursuant to Town Law to discuss the benefits and needs associated with the zone changes in this legislation.
- (2) The proposed change would be compatible with the existing land use pattern in

the area. The proposed change would render zoning-compliant a number of parcels already devoted to commercial uses, which are currently non-conforming. In addition, a comparison in the SGEIS of the impacts of the current uses in the area subject to the proposed change with the impacts of the development potential of the same lots under the proposed Commercial (C) District zoning demonstrated that the potential additional uses would not significantly change traffic patterns, intensity of allowable uses or other aspects adding to the character of this “interchange” area adjacent to the Taconic State Parkway. Given the above, the re-zoning to uses and site development allowed in the C zone is consistent with neighborhood character.

- (3) The change of zone does not create an isolated district. The parcels already form part of a commercial “interchange” area extending from the Taconic State Parkway to Route 82 along Route 55. The proposed change would add additional commercial uses to this existing commercial corridor, as well as allow currently non-conforming commercial uses to comply with zoning.
- (4) The change of zone will not increase or overtax public facilities, given the fact that the uses of the properties are already predominately commercial in nature.
- (5) The revised zoning boundaries are not illogically drawn. The purpose of the legislation is to promote commercial development where it already exists in a fashion which overcomes historic stagnation of development.
- (6) Changing conditions support the re-zoning. As summarized in the SGEIS, the area that is subject to the re-zoning has remained stagnant over the last decade. Town records show very little, if any, substantial improvements or changes in the subject properties since the 2005 Comprehensive Plan and subsequent rezoning. In fact, a few of the businesses on the properties have closed or become vacant over time, as noted by the commentor in written observations. The intent of the rezoning is to provide opportunities to for current property owners to develop other commercial and related uses beyond those already permitted, as well as allow some of these underutilized uses to redevelop or revitalize along with outside market forces and provide more desirable services/operations compared to

their existing state. The Town Board is pursuing strategies, such as the Proposed Action, to attract new investment in these properties and appropriate uses to this “interchange” corridor.

- (7) The proposed change will not adversely influence neighborhood living conditions. The area subject to the proposed change is already commercial in character. The proposed change would render many of these uses zoning compliant, allowing them to modernize in response to market demand. Nor would the proposed change alter the existing local, state and federal regulatory protections governing development in the area, including protection of water quality, sensitive environmental areas, stormwater management, noise, air quality and the like.
- (8) As detailed in the SGEIS, the proposed change will not create an excessive increase in traffic congestion along NYS Route 55, or NYS Route 82.
- (9) As detailed in the SGEIS, the proposed change will not create a drainage problem or adversely impact subsurface resources. All new uses will require special permit or site plan review and approval by the Planning Board, as well as various other local, state and federal permitting jurisdictions, which typically includes conditions protecting or mitigating impacts on sensitive environmental features.
- (10) The proposed change of zone will not reduce light and air to adjacent areas. The proposed change would not modify the allowable height of buildings along the “interchange” corridor between the Taconic State Parkway and Route 82. The proposed change would also maintain the 30-foot set back from residential districts currently required in the GB and RLD Districts.
- (11) The proposed change will not adversely affect property values in adjacent areas which are located along NYS Route 55 and NYS Route 82. These properties are already located adjacent to a commercial “interchange” corridor that has remained stagnant. The proposed change would allow previously non-conforming uses in the area to improve their properties, as well as attract new commercial investment in various underutilized and/or undeveloped lots. This redevelopment is not expected to negatively impact property values in adjacent areas.
- (12) The proposed change will not deter improvement or development of adjacent

property under existing regulations. It will render numerous non-conforming properties in the area zoning compliant, as well as attract new commercial uses to a stagnant “interchange” corridor.

- (13) The proposed change will not grant a special privilege to the lot owners in contrast to the public welfare. As detailed in the SGEIS, the intent of the rezoning is to provide opportunities to for current property owners to improve existing commercial uses, as well as develop other commercial uses beyond those already permitted. The re-zoning to the Commercial C District will allow some underutilized properties to redevelop or revitalize along with outside market forces and provide more desirable services/operations compared to their existing state. Town records show very little, if any, substantial improvements or changes in the subject properties since the 2005 Comprehensive Plan and subsequent rezoning. In fact, a few of the businesses on the properties have closed or become vacant over time, as noted by the commentor in written observations. The Town Board is pursuing strategies, such as the Proposed Action, to attract new investment in these properties and appropriate uses to this “interchange” corridor.
- (14) There are substantial reasons why the properties subject to the proposed change cannot be used in accordance with the existing zoning. Many of the properties do not comply with the existing zoning, the proposed change would render them zoning compliant. Several of the other properties have remained stagnant with the current zoning in place. The proposed change is intended to attract improvements and/or redevelopment in the area by brining additional commercial uses to this “interchange” corridor.
- (15) The proposed change of zone is not out of scale with the needs of the neighborhood or the Town. As detailed in the SGEIS, the proposed change would result in potential new development, which would be consistent with the existing pattern of development, intensity of use, and scale of the “interchange” corridor along Route 55 between the Taconic State Parkway and Route 82.

RESOLVED that the Town Clerk shall file a certified original of this local law in the office of the Town Clerk and one (1) certified copy in the Office of the Secretary of State, State of New York, such certified copy to have attached thereto a certificate that it contains the correct text of the enactment of this local law.

The foregoing resolution was voted upon with all Councilmen voting as follows:

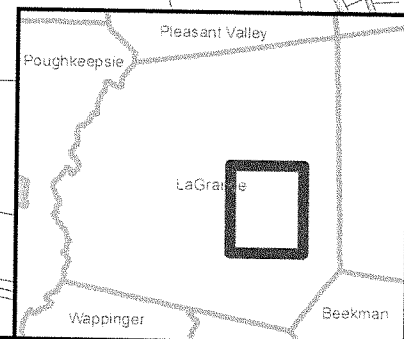
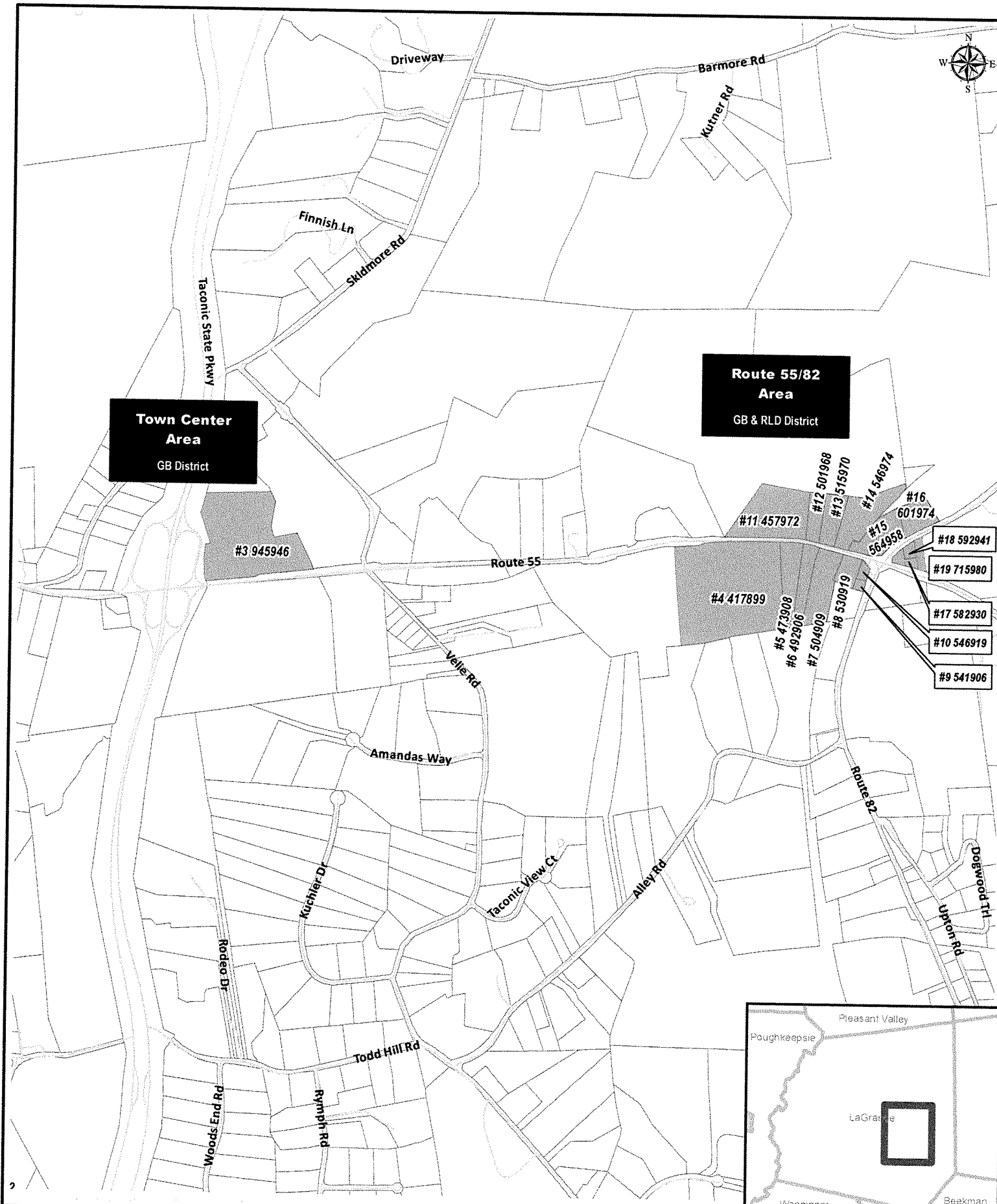
Supervisor Bell	_____
Councilman Luna	_____
Councilman Jessup	_____
Councilwoman Wagner	_____
Councilman Baright	_____

DATED: LaGrangeville, New York
 December ____, 2021

CHRISTINE O'REILLY-RAO, Town Clerk

EXHIBIT A

Map-1 Location Map, prepared by CPL, dated November 5, 2021



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

103 EXECUTIVE DRIVE
NEW WINDSOR, NY 12553
800-274-9000
www.clarkpatterson.com

DATE:	11/05/21
DRAWN:	JWS
CHECKED:	GWB
SCALE:	1"=1,200'
PROJ. #:	12977.02

Map 1- Location Map

Comp. Plan/Zoning Amendments

Town of LaGrange, Dutchess County, New York

Town of LaGrange

2005 Comprehensive Plan Proposed Amendments

June 6, 2018

Background

The Town of LaGrange's Comprehensive Plan, adopted in July 2005, outlined various goals and objectives to preserve the unique character of the community, including active farmlands, natural resources, and important community assets. Additionally, the Plan encouraged commercial and residential development in appropriate locations and in a balanced fashion. One key component of the Plan is the development of a "Town Center" in the center of the community as the primary activity area with a more dense, traditional pattern of development. Outside of this area, commercial development is encouraged in a nodal fashion where similar land uses already exist.

While much of the efforts have centered around the development of Town Center, including water, sewer, and other infrastructure to support future growth, there are instances where other commercial areas of the Town have remained stagnant or otherwise not materialized with past changes in zoning, the primary driver for land use changes. As such, the Town Board desires to seek a new direction and vision for commercial nodes east of Town Center along Route 55 to expand development opportunities that take advantage of their location and potential market changes.

Rationale

The overall vision, goals, and objectives noted in Section 3.0 of the plan for the Town of LaGrange remain valid and pertinent, with the Town continuing to support the growth and development of Town Center as it is currently outlined on Route 55 west of the Taconic State Parkway. The intent of this addendum is to provide further clarification to address strategic commercial areas in the Town that reflect development trends that have occurred since the 2005 Plan.

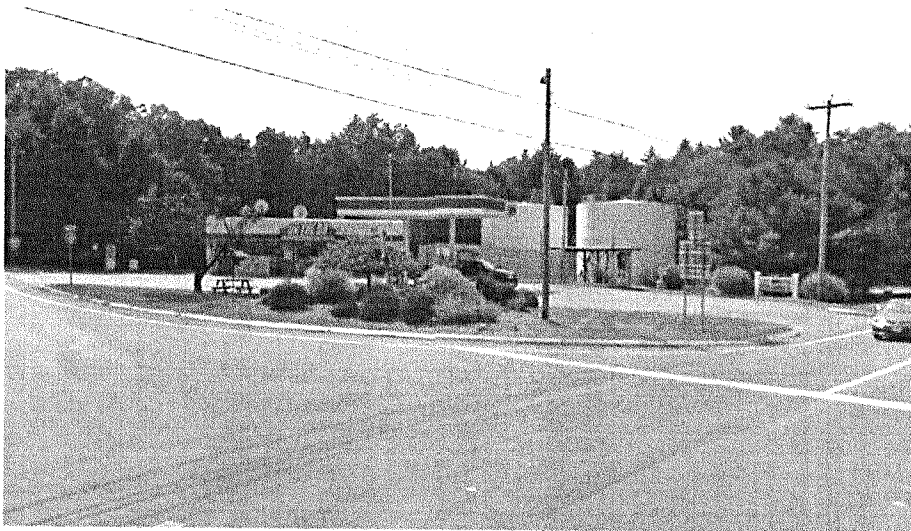
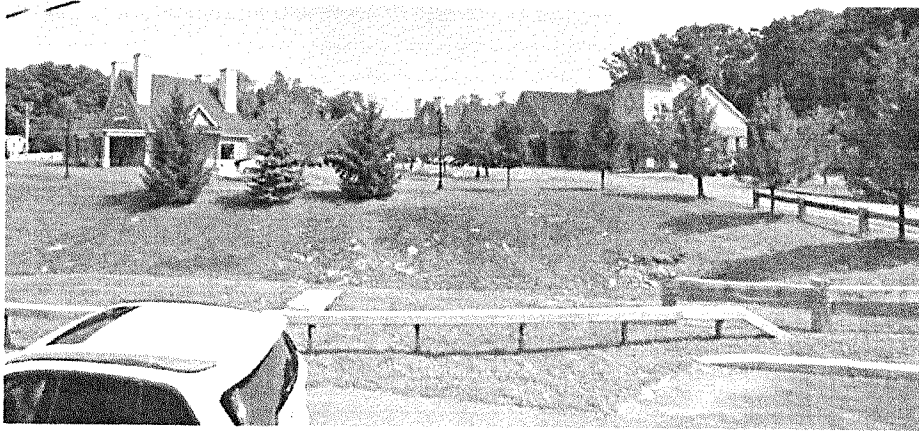
Specifically, the areas of interest include the intersections of:

- Route 55 and 82
- Route 55 and the Taconic State Parkway

These locations fall under the "nodes of commercial development within existing commercial districts" as noted in Section 3.2 *Goals and Objectives* (page 115) and are also noted in Section 2.2 *Land Use Trends* (page 18):

"The Town's commercial development is located primarily along NYS Route 55 and County Route 21 (Noxon Road). The commercial areas along Route 55 are limited to the segments of road west of Mandalay Drive and east of the Taconic State Parkway, while Noxon Road's commercial uses are concentrated to the west of Titusville Road."

Commercial activity and uses here are more suburban in nature, characteristics that were present in 2005 and continue today, though in regard to intersections of interest above, still retain the nodal style of development that is desired in the Town.



Existing development found in the State Route 82/55 area shown above.

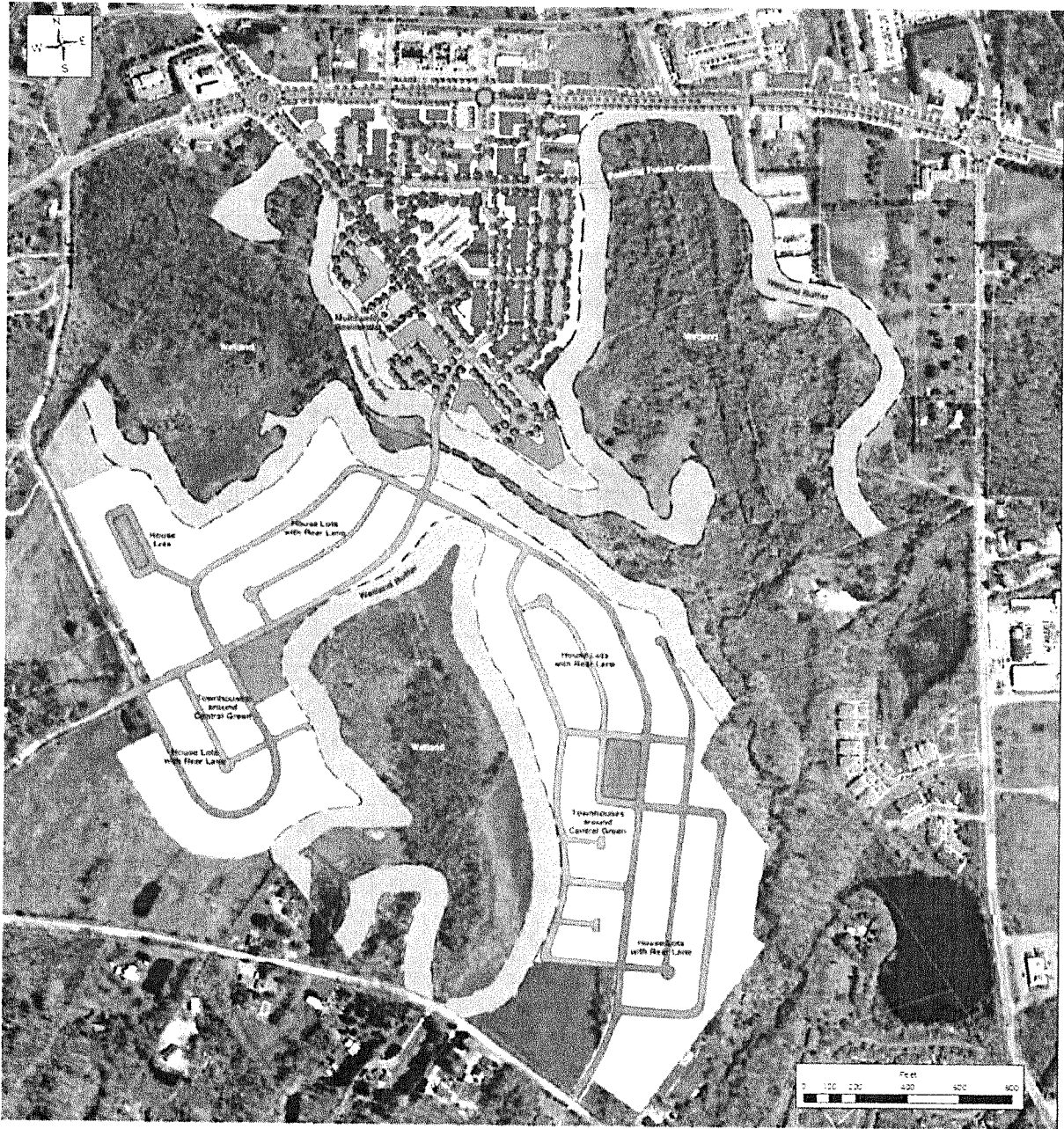
Looking back prior to 2005 at the zoning that was in place, the eastern portion of Route 55/Taconic State Parkway was zoned as part of the Town Center Business (TCB) District while the Route 55/82 intersection was zoned as Commercial 1 (C1), similar to the commercial areas surrounding Titusville/Noxon Road and Titusville Road/Route 55 and the corridors along Noxon Road and Route 55 to the western Town line. The rationale for the changes at Route 55/Taconic intersection are noted on page 123 (with current clarifications noted):

“In addition, the [proposed] Commercial 2 area [now referred to as General Business/GB], shown adjacent to the Town Center designation on the east side of the Taconic, is recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility.”

The Taconic still is a barrier regarding mobility and accessibility, but it also represents a barrier to the denser commercial style of development that is desired in Town Center – interchanges tend to cater to a specific subset of commercial development that favor automobile-centric uses (such as, but not limited to gas stations, fast food, lodging, or other transient uses) or light industrial uses, taking advantage of the proximity of access and regional distribution. Successful developments at interchanges typically follow this trend though access and design standards can and still should be implemented to provide for more aesthetically-pleasing structures and sites.

In addition, the 2005 Plan sought to condense the three dedicated commercial districts (C-1, C-2, and C-3) into two to accommodate the lower density, commercial centers that are found outside of Town Center. Generally, this future zoning classification was carried out, with slight changes in nomenclature (Commercial 2/C-2 was renamed to General Business/GB) and the extent of the properties that were included in each. The primary difference between these two districts as they are outlined in the Comprehensive Plan are the emphasis on strip commercial developments versus a “smaller scale, lower impact” style, respectively, while including design standards to address scale, design, access, and other site elements. The existing uses in this area are more consistent with the intent of those uses in the Commercial District than they are of the General Business designation.

Development of Town Center, an important component of the 2005 Plan and a long-term vision for LaGrange since the 1960’s, continued to receive additional emphasis with an illustrative conceptual plan along with supporting narrative. This plan, created in 2005, outlined access and proposed development areas for Town Center between Freedom Road/Freedom Road Extension and Stringham Road and State Route 55 down to Todd Hill Road. It should be noted that the intent was to have Town Center fall between these two areas and then develop south, taking advantage of larger, more available land for future mixed-use residential development; improvements and developments continue today to be primarily concentrated in this area, though the Town Center District extends well beyond this to the east. For these reasons, as well as the distinctly unique characteristics noted above regarding interchange areas, the Town Center District is likely overextended in its extent to the east, ultimately reducing the redevelopment potential of the properties in the interchange, observed in the +/- 10 years since the 2005 Plan.



The 2005 concept plan for Town Center is shown in a limited area west of Stringham Road.

The proposed changes in preferred land use designations and zoning provide greater opportunities to the areas of interest noted above by allowing existing businesses to enhance their currently underperforming operations – many of them are now considered pre-existing non-conforming with limitations on changes, expansion, or growth. In addition, the changes in zoning designations for these commercial areas will, in essence, support the development and growth that is desired in Town Center (more of a “village” feel) by directing uses that are less desirable to other designated commercial areas. The goals of the 2005 Comprehensive Plan continue to be valid with these changes by supporting the encouragement of commercial development in a nodal fashion.

Proposed Changes

While the intent for these changes as noted in the 2005 were valid, and though there have been some small improvements made, the results have not materialized for these intersections of interest. Therefore, the following changes are proposed for Section 3.3 (Land Use Recommendations) under item #3 of the 2005 Comprehensive Plan (additions and revisions noted where applicable):

Commercial Districts (C-1 and C-2): Following the development of the 2005 Comprehensive Plan, the Commercial 3 District was dissolved and absorbed into the newly designated General Business (GB) District – formerly called out as the Commercial 2 District. The existing Commercial 3 Zoning District encompasses one property on Route 82. This zoning designation is not recommended to continue. In addition, the existing Commercial 1 and Commercial 2 designations are shown on the Proposed Zoning Map in a number of locations. The Commercial 1 designation is applied primarily to older strip commercial centers, while the Commercial 2 (General Business) designation is intended as a smaller scale, lower impact commercial district. The State Route 82/55 intersection has and continues to be of a similar nature to the uses found in the Commercial 1 District; rezoning to General Business has not successfully revitalized this area nor increased the marketability/attractiveness given the extent of uses allowed here. With infrastructure improvements and development attraction focused on Town Center, providing additional commercial opportunities that are different from, but do not compete with, those in Town Center should be encouraged in the State Route 82/55 area as offered by the Commercial 1 District. This takes advantage of the existing building stock and infrastructure that is in place, providing opportunities for revitalization of the area, responding to current market trends and conditions, as well as infill development.

The properties in and around the Taconic State Parkway intersection with State Route 55
(Note: The following section was formerly the last paragraph, reformatted for flow/legibility)
The 2005 Plan noted both the benefits and the constraints brought on with the Taconic State Parkway, providing visibility and easy access to LaGrange, but also limiting connections. The formerly designated In addition, the Commercial 2 (General Business) area, shown adjacent to the Town Center designation on the east side of the Taconic, is was recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility. In a similar fashion to the lack of revitalization and development attributed to the State Route 82/55 intersection, the rezoning following the 2005 Plan has not materialized and many properties remain underutilized. For this reason, it is the desire of the Town to providing more opportunities for commercial development in this area under the Commercial 1 District, while balancing the desire to create a more defined gateway into Town Center through design. Physical development on lands in this area are constrained due to environmental features, as outlined in earlier sections of the Plan; therefore, the actual extent and intensity of any future development would be dictated, in part, by the environmental constraints. Lastly, the Master Plan goal of encouraging revitalization of the Manchester Bridge Area should also be noted and the redevelopment of underutilized properties should be a priority in the future, especially as sewer infrastructure improvements are completed.

In addition to the mapped areas for these Districts, design standards are continue to be recommended to address building size, scale, location, setbacks, landscaping, access and provision of pedestrian facilities, where feasible. Many of the goals and recommendations of the County's

Greenway Connections are applicable in ensuring the appropriate design and scale of existing and future commercial development and redevelopment. For example, the ~~Commercial-2 commercial~~ **land use** designations **proposed** along Route 55 east of the Taconic ~~are remain~~ intentionally nodal in form, rather than circumscribing a continuous strip.

The Proposed Zoning Districts Map (Figure 3.4-1) in the 2005 Comprehensive Plan is also amended to reflect these changes in preferred land uses for the Town, as shown in the attached.

